

UPPER THORNHILL ESTATES

25' RESIDENCES - CORONATION COLLECTION

QUALITY APPOINTMENTS

DISTINCTIVE EXTERIOR FEATURES:

- 1). Upper Thornhill Estates is a new master planned neighbourhood, brilliantly conceived and created by Fernbrook Homes.
- 2). Unique and innovative elevations utilizing genuine clay brick and co-ordinating coloured mortar, stone and precast surrounds, stucco, and accent features of wood, vinyl siding and other materials.
- 3). Prefinished, maintenance free aluminum or vinyl soffits, fascia, siding and downspouts as per elevation.
- 4). Detailing such as soldier coursing, arches, keystones, sills etc. as per elevation.
- 5). Poured concrete basement walls are wrapped in **upgraded drainage membrane** to prevent leaks with weeping tiles and for increased air tightness & energy conservation.
- 6). Fully sodded front, side and rear yards, and boulevards.
- 7). Precast concrete walks to front entries.
- 8). Premium sectional roll-up garage door(s) equipped with heavy duty springs and long-life rust resistant door hardware.
- 9). Garage doors with sunburst or decorative window as per plan.
- 10). Two exterior water taps; one being in garage and one in the rear (location to be determined by Vendor).
- 11). **Self sealing asphalt roof shingles which include a manufacturers 20 year warranty.**
- 12). Glass inserts are included on all front doors as per plans.
- 13). **Paved driveway (two separate coats) at no extra cost to purchaser.**
- 14). All elevations and colour schemes are under strict architectural control to ensure a truly harmonious streetscape in the Upper Thornhill Estates community.
- 15). **Brushed nickel style package including gripset(s) with dead bolt lock.**
- 16). **2" x 6" exterior wall construction.**
- 17). Raked masonry joints to the front of house.
- 18). Covered porches as per applicable plan. Porches are poured concrete. Decorative painted and/or maintenance free vinyl pillars, columns, and spindles are as per applicable plan and installed subject to grading requirements.

SUPERIOR INTERIOR FEATURES:

- 19). **9' ft. Ceilings on main floor** and 8' ft. ceilings on second floor except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings.
- 20). **Easy maintenance smooth ceilings on main floor** and all bathrooms. Sprayed stipple ceilings in all other rooms.
- 21). All 2nd floor ceilings are sprayed. Stipple ceiling areas are to receive +/- 4" smooth border.
- 22). All interior walls to be painted. Purchaser to have choice of 2 colors. Kitchen, bathrooms and laundry to have semi-gloss finish.
- 23). **All trim & doors to be painted accent white.**
- 24). **Elegant, solid oak handrails and upgraded 1 3/4" spindles on stairwells to finished areas with oak treads, risers & oak stringers in natural finish with 1 coat of sealer + one clear semi-gloss. Carpet runner included.**
- 25). Reinforced concrete garage floor with grade beams.
- 26). Wire shelving installed in all closets.
- 27). **Cold storage room including floor drain as per applicable plan.**
- 28). **Direct vent gas fireplace including marble insert face and hearth** with painted mantle & surround from builder's standard samples as per applicable plan.
- 29). Optional decorative art niche(s) as per plans.
- 30). Dramatic open to above and below designs as per plans.
- 31). Vaulted or cathedral ceilings or coffered ceilings in selected areas as per applicable plan & elevation.
- 32). Decorative full height and/or half height columns as per plans.

GOURMET KITCHENS FEATURES:

- 33). **Extended 39" upper kitchen cabinets for 9' ceilings.**
- 34). Custom designed kitchen cabinets in a wide choice of styles from Vendor's standard samples. **Aya Kitchens Series III.**
- 35). Two-speed exhaust hood fan with venting to outside over stove area.
- 36). Easy to clean double stainless steel sink with single lever tap.
- 37). Cabinetry opening to accommodate a dishwasher, with rough-in plumbing and electrical. Hook-up cost is extra.
- 38). Heavy duty wiring and outlet for stove & dedicated electrical outlet for refrigerator.
- 39). Arborite countertops from Vendor's standard samples.
- 40). Split electrical outlets at counter level for small appliances.

LUXURY BATHROOM FEATURES:

- 41). Quality ceramic wall tiles in tub and shower enclosure, 2 rows around oval tub and step. (where applicable).
- 42). **Separate shower stall tiled up to and including ceiling with marble threshold and curtain rod. Waterproof light fixture and glass door included.**
- 43). Pedestal sink or vanity as per plans in powder room, as per plans from Vendor's standard samples.
- 44). **Luxurious glass shower enclosure complete with shower door & waterproof light** as per applicable plan.
- 45). Colour co-ordinated ceramic accessories in all bathrooms and washrooms.
- 46). **Oversized mirrors** and make-up bar lighting included in all bathrooms and powder room.
- 47). Den-Sheild (or equivalent) in all shower stalls (including ceiling).
- 48). Coloured plumbing fixtures - from builder's standard samples.
- 49). **Single lever "washerless" taps in all vanities.**
- 50). Post formed arborite or formica counter tops.
- 51). Exhaust fan in all bathrooms.
- 52). Choice of quality bathroom cabinets from Vendor's standard samples **Aya Kitchen Series III.**

LAUNDRY ROOM FEATURES:

- 53). Single basin laundry tub located in laundry room as per plans. (where unavailable in laundry room on 1st or 2nd floor, laundry tub is provided in basement).
- 54). Outside vent for dryer.
- 55). Separate electrical outlets for washer and dryer.
- 56). **Upper cabinets Aya Kitchen Series II included on main floor and second floor laundry rooms.**

FLOOR FINISH FEATURES:

- 57). **Imported 12" x 12" or 13" x 13" ceramic tile floor in entry, powder room, all bathrooms, kitchen and breakfast area. Laundry room and main hall as per plan.**
- 58). **Prefinished strip oak hardwood flooring (3/4" x 2 1/4") in natural finish on all main areas and upper hall except for tiled areas from vendor's samples.**

- 59). Luxurious 40 oz. Broadloom from vendor's standard samples with 7/16" chip foam underpad. **Carpet runner on oak stairs.**

WINDOWS, DOORS AND MILLWORK:

- 60). **Upgraded colonial trim 2 3/4" casing & 4 1/8" baseboard. Colonial "Series 800" or "Classique" Style doors,** except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
- 61). **Doors, windows and full archways to be trimmed.**
- 62). Paint grade quarterround in tiled areas.
- 63). Maintenance free, energy-efficient **vinyl single hung or casement windows** including transom and clerestory windows on all front elevations as per plan. **Maintenance free vinyl casement windows** on all sides and rear elevations. Front windows including prefinished white mullion inserts to enhance all elevations as per plans.
- 64). Maintenance free structural vinyl thermopane basement windows as per plans.
- 65). Thermally insulated steel entrance door(s) including vinyl clad frames as per elevation with weather-stripping.
- 66). Extensive caulking for improved energy conservation and draft prevention.
- 67). Mirrored sliders or wood swing door(s) at front entry closet as per applicable plans.

LIGHTING, ELECTRICAL & MECHANICAL:

- 68). 100 Amp electrical service with circuit breaker panel.
- 69). **Exterior light fixtures. Quality black cast aluminum coach lamps to front entry and garage as per applicable plans.** Light fixture to rear and side door (where applicable).
- 70). One exterior water proof electrical outlet at rear of house.
- 71). Light fixtures provided throughout finished areas except in living room and dining room. Ceiling light fixtures included in all bedrooms and family. Capped ceiling box in dining room.
- 72). One automatic smoke detector (interconnected) installed on every floor including basement for home and family safety.
- 73). Electric door chime, for front and side door, as per plans.
- 74). Copper wiring throughout.
- 75). Split electrical outlets at counter level for small appliances.
- 76). Switch controlled receptacles in living room.
- 77). Dedicated electrical outlet provided for refrigerator.
- 78). **White decora light switches, plugs and plates.**
- 79). Ground fault interrupter protection for all bathroom(s) and powder room.
- 80). **Pre-wiring for 5 telephone and 5 cable T.V. outlets** (location to be determined by vendor).
- 81). Electrical outlet and light in garage.
- 82). Carbon monoxide detector for family safety.

ENERGY EFFICIENT FEATURES:

- 83). Gas fired, forced air high-efficiency furnace complete with electronic ignition.
- 84). Rough-in ducting for air conditioning.
- 85). Exterior walls of habitable rooms above foundation provide R19.5 insulation as per building code. Attic area's to have R32 insulation. **Spray foam insulation included in all overhangs, and all windows and doors to prevent air infiltration.**
- 86). Basement walls insulated to meet or exceed building code.
- 87). Low flow aerators on taps.
- 88). Low flow shower head (all showers).
- 89). Water saving toilet(s).
- 90). **Pressure balanced shower controls to prevent scalding.**

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

- 91). Steel beam construction in basement.
- 92). **All subfloors are 5/8" tongue and groove plywood** with sanded joints. Floors are nailed and fastened with screws.
- 93). Duct work to be professionally cleaned.

ROUGH-INS:

- 1). 5 rough-in for cable T.V.
- 2). 7 rough-in telephone as previously noted.
- 3). Provision for dishwasher.
- 4). Rough-in central vacuum

Purchaser to have choice of colours and materials from Vendor's standard samples of the following, unless already ordered or installed:

- 1). Ceramic flooring. ceramic wall tiled bathtub and separate shower enclosures where applicable, powder room and front vestibule.
- 2). Custom made kitchen cabinets and counter tops and bathroom wall cabinets and counter tops.
- 3). Quality broadloom wall to wall in the living areas and bedrooms.
- 4). Quality plumbing fixtures (white colour).
- 5). Interior paint
- 6). Choice of "Claremont", "Classique" or "800 Series" doors with brass or brushed chrome knob or lever handles.

BUILDER'S GUARANTEE:

Fernbrook Homes has been building homes of the highest quality for 25 years. The company has received the prestigious "Seventeen (17) years service complete customer service program".

All homes are protected by the seven (7) year Ontario warranty by Tarion Warranty Corporation. Fernbrook homes shall provide all warranties offered by it's reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.

TARION NEW HOME WARRANTY COVERAGE:

7 years - major structural defects

2 years - plumbing, heating & electrical systems and envelope

1 year - all other items

Backed by Tarion Warranty Corporation highest service rating. Purchaser agrees to pay the "Tarion" on closing as an adjustment.

UPPER THORNHILL ESTATES ON THE VALLEYLANDS

35' & 42' RESIDENCES - MANOR COLLECTION

QUALITY APPOINTMENTS

DISTINCTIVE EXTERIOR FEATURES:

- 1). Upper Thornhill Estates is a new master planned neighbourhood, brilliantly conceived and created by Fernbrook Homes.
- 2). Unique and innovative elevations utilizing genuine clay brick and co-ordinating coloured mortar, stone and precast surrounds, stucco, and accent features of wood, vinyl siding and other materials.
- 3). Prefinished, maintenance free aluminum or vinyl soffits, fascia, siding and downspouts as per elevation.
- 4). Detailing such as soldier coursing, arches, keystones, sills etc. as per elevation.
- 5). Poured concrete basement walls are wrapped in **upgraded drainage membrane** to prevent leaks with weeping tiles and for increased air tightness & energy conservation.
- 6). Fully sodded front, side and rear yards, and boulevards.
- 7). Precast concrete walks to front entries.
- 8). Premium sectional roll-up garage door(s) equipped with heavy duty springs and long-life rust resistant door hardware.
- 9). Garage doors with sunburst or decorative window as per plan.
- 10). Two exterior water taps; one being in garage and one in the rear (location to be determined by Vendor).
- 11). **Self sealing asphalt roof shingles which include a manufacturers 20 year warranty.**
- 12). Glass inserts are included on all front doors as per plans.
- 13). **Paved driveway (two separate coats) at no extra cost to purchaser.**
- 14). All elevations and colour schemes are under strict architectural control to ensure a truly harmonious streetscape in the Upper Thornhill Estates community.
- 15). **Brushed nickel style package including gripset(s) with dead bolt lock.**
- 16). **2" x 6" exterior wall construction.**
- 17). Raked masonry joints to the front of house.
- 18). Covered porches as per applicable plan. Porches are poured concrete. Decorative painted and/or maintenance free vinyl pillars, columns, and spindles are as per applicable plan and installed subject to grading requirements.

SUPERIOR INTERIOR FEATURES:

- 19). **9' ft. Ceilings on main floor** and 8' ft. ceilings on second floor except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings.
- 20). **Easy maintenance smooth ceilings on main floor** and all bathrooms. Sprayed stipple ceilings in all other rooms.
- 21). All 2nd floor ceilings are sprayed. Stipple ceiling areas are to receive +/- 4" smooth border.
- 22). All interior walls to be painted. Purchaser to have choice of 2 colors. Kitchen, bathrooms and laundry to have semi-gloss finish.
- 23). **All trim & doors to be painted accent white.**
- 24). **Elegant, solid oak handrails and upgraded 1 3/4" spindles on stairwells to finished areas with oak treads, risers & oak stringers in natural finish with 1 coat of sealer + one clear semi-gloss. Carpet runner included.**
- 25). Reinforced concrete garage floor with grade beams.
- 26). Wire shelving installed in all closets.
- 27). **Cold storage room including floor drain as per applicable plan.**
- 28). **Direct vent gas fireplace including marble insert face and hearth** with painted mantle & surround from builder's standard samples as per applicable plan.
- 29). Optional decorative art niche(s) as per plans.
- 30). Dramatic open to above and below designs as per plans.
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GOURMET KITCHENS FEATURES:

- 33). **Extended 39" upper kitchen cabinets for 9' ceilings.**
- 34). Custom designed kitchen cabinets in a wide choice of styles from Vendor's standard samples. **Aya Kitchens Series III.**
- 35). Two-speed exhaust hood fan with venting to outside over stove area.
- 36). Easy to clean double stainless steel sink with single lever tap.
- 37). Cabinetry opening to accommodate a dishwasher, with rough-in plumbing and electrical. Hook-up cost is extra.
- 38). Heavy duty wiring and outlet for stove & dedicated electrical outlet for refrigerator.
- 39). **Granite countertops from Vendor's standard samples.**
- 40). Split electrical outlets at counter level for small appliances.

LUXURY BATHROOM FEATURES:

- 41). Quality ceramic wall tiles in tub and shower enclosure, 2 rows around oval tub and step. (where applicable).
- 42). **Separate shower stall tiled up to and including ceiling with marble threshold and curtain rod. Waterproof light fixture and glass door included.**
- 43). Pedestal sink or vanity as per plans in powder room, as per plans from Vendor's standard samples.
- 44). **Luxurious glass shower enclosure complete with shower door & waterproof light** as per applicable plan.
- 45). Colour co-ordinated ceramic accessories in all bathrooms and washrooms.
- 46). **Oversized mirrors** and make-up bar lighting included in all bathrooms and powder room.
- 47). Den-Sheild (or equivalent) in all shower stalls (including ceiling).
- 48). Coloured plumbing fixtures - from builder's standard samples.
- 49). **Single lever "washerless" taps in all vanities.**
- 50). Post formed arborite or formica counter tops.
- 51). Exhaust fan in all bathrooms.
- 52). Choice of quality bathroom cabinets from Vendor's standard samples **Aya Kitchen Series III.**

LAUNDRY ROOM FEATURES:

- 53). Single basin laundry tub located in laundry room as per plans. (where unavailable in laundry room on 1st or 2nd floor, laundry tub is provided in basement).
- 54). Outside vent for dryer.
- 55). Separate electrical outlets for washer and dryer.
- 56). **Upper cabinets Aya Kitchen Series II included on main floor and second floor laundry rooms.**

FLOOR FINISH FEATURES:

- 57). **Imported 12" x 12" or 13" x 13" ceramic tile floor in entry, powder room, all bathrooms, kitchen and breakfast area. Laundry room and main hall as per plan.**
- 58). **Prefinished strip oak hardwood flooring (3/4" x 2 1/4") in natural finish on all main areas and upper hall except for tiled areas from vendor's samples.**

- 59). Luxurious 40 oz. Broadloom from vendor's standard samples with 7/16" chip foam underpad. **Carpet runner on oak stairs.**

WINDOWS, DOORS AND MILLWORK:

- 60). **Upgraded colonial trim 2 3/4" casing & 4 1/8" baseboard. Colonial "Series 800" or "Classique" Style doors,** except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
- 61). **Doors, windows and full archways to be trimmed.**
- 62). Paint grade quarterround in tiled areas.
- 63). Maintenance free, energy-efficient **vinyl single hung or casement windows** including transom and clerestory windows on all front elevations as per plan. **Maintenance free vinyl casement windows** on all sides and rear elevations. Front windows including prefinished white mullion inserts to enhance all elevations as per plans.
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- 67). Mirrored sliders or wood swing door(s) at front entry closet as per applicable plans.

LIGHTING, ELECTRICAL & MECHANICAL:

- 68). 100 Amp electrical service with circuit breaker panel.
- 69). **Exterior light fixtures. Quality black cast aluminum coach lamps to front entry and garage as per applicable plans.** Light fixture to rear and side door (where applicable).
- 70). One exterior water proof electrical outlet at rear of house.
- 71). Light fixtures provided throughout finished areas except in living room and dining room. Ceiling light fixtures included in all bedrooms and family. Capped ceiling box in dining room.
- 72). One automatic smoke detector (interconnected) installed on every floor including basement for home and family safety.
- 73). Electric door chime, for front and side door, as per plans.
- 74). Copper wiring throughout.
- 75). Split electrical outlets at counter level for small appliances.
- 76). Switch controlled receptacles in living room.
- 77). Dedicated electrical outlet provided for refrigerator.
- 78). **White decora light switches, plugs and plates.**
- 79). Ground fault interrupter protection for all bathroom(s) and powder room.
- 80). **Pre-wiring for 5 telephone and 5 cable T.V. outlets** (location to be determined by vendor).
- 81). Electrical outlet and light in garage.
- 82). Carbon monoxide detector for family safety.

ENERGY EFFICIENT FEATURES:

- 83). Gas fired, forced air high-efficiency furnace complete with electronic ignition.
- 84). Rough-in ducting for air conditioning.
- 85). Exterior walls of habitable rooms above foundation provide R19.5 insulation as per building code. Attic area's to have R32 insulation. **Spray foam insulation included in all overhangs, and all windows and doors to prevent air infiltration.**
- 86). Basement walls insulated to meet or exceed building code.
- 87). Low flow aerators on taps.
- 88). Low flow shower head (all showers).
- 89). Water saving toilet(s).
- 90). **Pressure balanced shower controls to prevent scalding.**

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

- 91). Steel beam construction in basement.
- 92). **All subfloors are 5/8" tongue and groove plywood** with sanded joints. Floors are nailed and fastened with screws.
- 93). Duct work to be professionally cleaned.

ROUGH-INS:

- 1). 5 rough-in for cable T.V.
- 2). 7 rough-in telephone as previously noted.
- 3). Provision for dishwasher.
- 4). Rough-in central vacuum

Purchaser to have choice of colours and materials from Vendor's standard samples of the following, unless already ordered or installed:

- 1). Ceramic flooring. ceramic wall tiled bathtub and separate shower enclosures where applicable, powder room and front vestibule.
- 2). Custom made kitchen cabinets and counter tops and bathroom wall cabinets and counter tops.
- 3). Quality broadloom wall to wall in the living areas and bedrooms.
- 4). Quality plumbing fixtures (white colour).
- 5). Interior paint
- 6). Choice of "Claremont", "Classique" or "800 Series" doors with brass or brushed chrome knob or lever handles.

BUILDER'S GUARANTEE:

Fernbrook Homes has been building homes of the highest quality for 25 years. The company has received the prestigious "Seventeen (17) years service complete customer service program".

All homes are protected by the seven (7) year Ontario warranty by Tarion Warranty Corporation. Fernbrook homes shall provide all warranties offered by it's reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.

TARION NEW HOME WARRANTY COVERAGE:

7 years - major structural defects

2 years - plumbing, heating & electrical systems and envelope

1 year - all other items

Backed by Tarion Warranty Corporation highest service rating. Purchaser agrees to pay the "Tarion" on closing as an adjustment.

UPPER THORNHILL ESTATES ON THE VALLEYLANDS

50' & 60' RESIDENCES - REGENCY COLLECTION

ULTIMATE APPOINTMENTS

DISTINCTIVE EXTERIOR FEATURES:

- 1). Fernbrook's Upper Thornhill Estates is a new home community by sense of traditional neighbourhoods. House siting and exterior colour schemes are architecturally co-ordinated to ensure the distinctiveness and integrity of this master planned community.
- 2). **Self-sealing asphalt shingles with a 25 year manufacturer's warranty.** Shingles with an equivalent profile to "Renaissance XL" to be installed.
- 3). **Poured 10" by approximately 9' exterior basement concrete walls** with heavy duty damp proofing and waterproof membrane.
- 4). **9'-0" Ceilings on main & 2nd floor** c/w 2"x 6" exterior walls featuring R-20 insulation, R-8 basement insulation, and R-40 ceiling insulation. R40 spray foam insulation to garage, porch and bay window cavities with habitable areas above as per plan. 10' ceilings on main floor bungalows.
- 5). Pre-finished maintenance free aluminum soffits, fascia and downspouts.
- 6). Main entry features double doors with thermal insulated steel clad exterior. Front doors also feature **elegant leaded glass window insert, half-height, three quarter height or full height with leaded glass side lights**, as per builder's samples, and as per applicable plan.
- 7). Attractive energy efficient **Thermopane vinyl casement windows with screens on front, sides, and rear.** Basement to feature over size white vinyl frame windows with white vinyl slider. Steel clad insulated door to house from garage if grade permits, with safety door closer and deadbolt lock.
- 8). **Architecturally designed, painted wood sectional roll-up garage doors as per elevation, including two garage door opener(s) and a digital entry pad.**
- 9). Entire lot sodded, except treed and paved areas.
- 10). Two freeze resistant exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
- 11). Paved driveways (two separate coats).
- 12). Concrete patio slabs from driveway to front porch and rear patio where applicable.
- 13). Attractive swing in French patio doors featuring double pane tempered insulglass for added entry efficiency as per applicable plans.
- 14). **Plaque house number**, and black front coach lamps or surface mounted fixtures or lanterns as per elevation.
- 15). Approximately 120 sq.ft of pressure treated deck (no stairs) on basement walk-out lots.
- 16). Approximately 24 sq. ft of pressure treated deck (with stairs) on deck lots.

SPECTACULAR INTERIOR FEATURES:

- 17). Optional den ceiling to consist of approximately 2' x 2' coffered ceiling with plaster crown moulding (VC-32) and one low voltage halogen pot light per moulding square as per plan.
- 18). **Plaster crown moulding (VC-36) in living room, dining room and main hall ceilings.**
- 19). Choice of Claremont, Classique or 800 Series moulded panel interior passage doors throughout in 9' ceiling models. Classique or 800 Series in 10' ceiling models.
- 20). **5" Colonial baseboard** painted white throughout with door stop to tiled or hardwood floors areas
- 21). **3" Colonial casing painted white complete with integrated backbanding on all door, windows & flat archway throughout** finished areas.
- 22). Quality brass or Brushed Chrome finish knob or lever on interior doors.
- 23). **Stain finish oak staircases to all finished areas complete with carpet runners.** (as per applicable plan).
- 24). **Choice of large size oak pickets measuring 1 3/4" stained to match staircase(s)** on all models or **black wrought iron pickets with oak handrail** and oak end posts from Vendor's samples.
- 25). All 5/8" tongue & groove **plywood subfloors** nailed to engineered floor joists and screwed down prior to installation of finished floors.
- 26). Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood / carpet floor, where applicable.
- 27). All closets to include pre-coated space age shelving.
- 28). **Flat painted "Smooth" ceilings throughout** all finished areas.
- 29). Finished lower foyer as per plan.
- 30). **Upper & lower cabinets in laundry room** AYA Series 2.
- 31). Rough-in alarm system. (all exterior doors and operating windows on main and basement levels).
- 32). Upon purchase of 3 years of security monitoring. Purchaser will receive a fully installed security system including contacting all exterior opening doors on the main floor, plus rear opening windows and doors for "Lookout" and "Walkout" basements, two motion detectors, one keypad, one siren and a DSC 1550 six zone control panel, or equivalent, with associated hardware, programming and client demonstration.
- 33). **Complete air conditioning with programmable thermostat** centrally located on main floor and **mist type humidifier.**
- 34). **Complete central vacuum system including hose & kit.** Canister located in garage
- 35). High efficiency forced air gas furnace for maximum fuel savings.
- 36). High efficiency gas hot water tank on rental basis.
- 37). All family rooms are designed with direct vent gas fireplaces featuring elegant **marble fireplace hearths with matching marble surrounds**; purchaser's choice of attractive paint grade, oak wood or "Regency Style Multi-Cast" mantles from builder's samples. Media centers as per plan with cable and electrical outlets.
- 38). Rough-in for cable television(5) one per bedroom and one in family room.
- 39). Rough-in for telephone for (7) locations, one per bedroom and one in family room & den.
- 40). Interior walls to be painted with premium quality **Benjamin Moore "WHITE COLLECTION" paint** with 1 coat of primer and 2 finish coats of paint. Purchaser's choice of two colours from Vendor's standard samples.
- 41). **All interior doors and trim to be painted white.**

GOURMET KITCHEN FEATURES:

- 42). Gourmet designed kitchens with made to measure custom kitchen cabinets. Cabinetry includes 2 pull-out drawers for pot & pans, built-in broom closet or pantry, lower lazy susan, angled upper cabinets and microwave shelf, as per applicable plan (**AYA Series 6**).
- 43). **Granite kitchen counter top, with undermount, 2 compartment stainless steel sink** and single lever faucet. (Choice of colour from vendor's standard samples).
- 44). **Upgraded CYCLONE kitchen exhaust hood fan.** Choice of colour from builder samples.
- 45). Rough-in plumbing and electrical for dishwasher.
- 46). Breakfast bars and islands as per plan.
- 47). **2nd upgrade ceramic tile backsplash in kitchen** (choice of colour from builders samples).
- 48). Heavy duty receptacle for stove & dryer.
- 49). Split electrical outlets at counter level for small appliances.

FLOOR FINISH FEATURES:

- 50). **3/4" x 3 1/4" Stained pre-finished oak hardwood floor on all main areas** except for tiled areas and upper hall. (choice of colour from vendors samples).
- 51). 12" x 12" imported ceramic floor tile (**2nd upgrade**) in entrance, kitchen, breakfast room, laundry room and powder room; 8" x 8" imported ceramic tiles in all washrooms. Engineered floor system spaced closer together, exceeding the building code, for added floor strength and stability. Purchaser to choose tiles from builder's samples.
- 52). 40 oz Nylon "Cameo Parc" broadloom with 7/16" chip foam underpad on 2nd floor & other carpeted areas. Choice of 2 colours.

LUXURY BATHROOM FEATURES:

- 53). **Marble counter top with undermount sink(s) in master ensuite bathroom.** Purchaser to choose colour from vendor standard samples.
- 54). **Upgraded Moen Monticello chrome & polished brass 8" spread faucet** with high arch in ensuite sink(s), oval tub, shower & powder room.
- 55). **Upgrade Toto "Caruso" in master ensuite & powder room.**
- 56). Energy efficient toilets in all other washrooms.
- 57). Single lever Moen faucet throughout other washrooms.
- 58). Luxury master ensuite bathrooms feature **6 foot oval tubs or 5 foot corner tub with 12" wide marble step ups**, where applicable as per plan. Shower enclosure frames finished with same marble as step up on tub, with shower door and light.
- 59). **Second upgrade** 6" x 8" or 10" x 13" ceramic tiles in bathtub enclosures including ceiling. **Pressure balance and water temperature controls** (except oval tub).
- 60). Den-Sheild (or equivalent) in all shower stalls (including ceiling). Shower with waterproof light fixtures and climate controls. **Showers to have marble jamb** and sill complete with frameless shower door.
- 61). Vanity (AYA Series 3) with beveled mirrors in all washrooms complete with strip lighting.

LIGHTING, ELECTRICAL & MECHANICAL FEATURES:

- 62). Electrical outlets in all bathrooms and powder rooms including ground fault interrupters.
- 63). Circuit breaker type panel with **200 Amp Service.**
- 64). Light Fixtures in all bedroom and hallway ceilings.
- 65). **White decora style switches and receptacles.**
- 66). Three electrical outlets in the garage (one in ceiling for future door opener).
- 67). One electrical outlet in unfinished area of basement under electrical panel.
- 68). A quality carbon monoxide detector and one smoke detector on each floor for home safety.
- 69). A complete structured wire program consisting of two ports and one separate phone and one separate cable tv outlet. Each port has two wide band with RG6 lines and two high speed, high capacity category 5 voice / data lines. The individual phone and cable outlet will also be category 5 and RG6 installations, respectively.
- 70). Seasonal duplex receptacle located under front porch with interior switch.
- 71). Switch controlled receptacle in living room and family / great room. Covered switched outlet for purchaser installation of fixture in dining and breakfast rooms.
- 72). **Twenty low voltage halogen recessed potlights.** Location to be determined by purchaser's drawing 30 days after date of agreement on Purchaser and Sale. Vendor will locate potlights if drawing not submitted.

ROUGH-INS:

- 1). 5 rough-in for cable T.V.
- 2). 7 rough-in telephone as previously noted.
- 3). Provision for dishwasher.
- 4). Rough-in 3pc. basement washroom as per plan.

Purchaser to have choice of colours and materials from vendor's standard samples of the following, unless already ordered or installed:

- 1). Ceramic flooring. ceramic wall tiled bathtub and separate shower enclosures where applicable, powder room and front vestibule.
- 2). Custom made kitchen cabinets and counter tops and bathroom wall cabinets and counter tops.
- 3). Quality broadloom wall to wall in the living areas and bedrooms.
- 4). Quality plumbing fixtures (white colour).
- 5). Interior paint
- 6). Choice of Claremont, Classique or 800 Series moulded panel interior passage doors throughout in 9' ceiling models. Classique or 800 Series in 10' ceiling models with brass or brushed chrome knob or lever handles.
*note: (a). Vendor reserves the right to control exterior colour selections for the purpose of providing a pleasing streetscape.
(b). Variations from vendor's samples may occur in finished materials for kitchen and vanity cabinets and floor and wall colours.

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

BUILDER'S GUARANTEE:

Fernbrook Homes has been building homes of the highest quality for 25 years. Fernbrook Homes is an excellent rated builder under the Tarion Warranty Corporation. All homes are protected by the seven (7) year Tarion New Home Warranty Program. Fernbrook homes shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.

TARION NEW HOME WARRANTY COVERAGE:

7 years - major structural defects

2 years - plumbing, heating & electrical systems and envelope

1 year - all other items

Backed by Tarion New Home Warranty corporation's highest service rating. Purchaser agrees to pay the Tarion Warranty Corporation fee on closing as an adjustment.